

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

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Existing Use/Type Rural Residential		Key Dates Original 1912-13		Site Address Street/Site Name Flinders Parade	
Survey Date 20/07/1998	Cons Man Plan	No. 27	Town/Suburb Barwon Heads		
Major Changes			Postcode 3227		
Recorded By David Rowe		Precinct Name Flinders		Current Site Name House	



Heritage Status

Register of the National Estate
Database No. [] File No. []

Victorian Heritage Register
[]

Planning Scheme:
C.G.G. [] HO1649 []

Heritage Inventory (Archaeological)
[]

National Trust Register:
[] []

Other:
[]

Recommended Heritage Listings

Victorian Heritage Register
 Victorian Heritage Inventory
 Register of the National Estate
 HO City of Greater Geelong

Heritage Study Degrees of Significance

A H C Assessment Criteria	Significance Level
Aesthetic value D.2	Local
Historic value A.4	Local
Scientific value []	[]
Social value []	[]
Overall Significance Level	Local

Condition of the fabric

Excellent
 Good
 Fair
 Poor
 Ruinous
 Unexposed

Integrity of the site

Excellent
 Good
 Fair
 Poor
 Partially excavated
 Fully excavated

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TECHNICAL SHEET

Precinct Name

Site Plan/Location Sketch (not to scale)



Site Address

No. Street/Site Name

Town/Suburb Postcode

Site Name

Australian Map Grid Co-ordinates

E 280720km N 5759940km

Map

Scale

Ownership

Cadastral Location

County

Parish

Allotment

Block

Types of Sites

- | | | | | | | |
|---------------------------------------|---------------------------------------|---|-------------------------------------|----------------------------------|------------------------------------|--|
| <input type="checkbox"/> monument | <input type="checkbox"/> recreational | <input checked="" type="checkbox"/> residential | <input type="checkbox"/> aviation | <input type="checkbox"/> gate | <input type="checkbox"/> landscape | <input checked="" type="checkbox"/> building |
| <input type="checkbox"/> industrial | <input type="checkbox"/> public | <input type="checkbox"/> infrastructure | <input type="checkbox"/> relic/ruin | <input type="checkbox"/> tree(s) | <input type="checkbox"/> religious | <input type="checkbox"/> educational |
| <input type="checkbox"/> agricultural | <input type="checkbox"/> commercial | <input type="checkbox"/> maritime | <input type="checkbox"/> fence | <input type="checkbox"/> garden | <input type="checkbox"/> machinery | <input type="checkbox"/> miscellaneous |

Historical Themes

Heritage Study Theme	AHC Theme No.	Heritage Study Theme	AHC Theme No.
Early settlement	<input type="text"/>	Industry	<input type="text"/>
Maritime	<input type="text"/>	Community Life	<input type="text" value="clHomes"/>
Tourism	<input type="text"/>	Urbanization	<input type="text"/>
Transport	<input type="text"/>	Landscapes	<input type="text" value="lpsVistas, views"/>
Townships	<input type="text"/>	Miscellaneous	<input type="text"/>

Significant Architectural Features

- Original Materials
- Original Chimneys
- Wall Decoration
- Verandah Structure
- Verandah Decoration
- Original Parapet
- Other Prominent Elevations
- Appropriate Fence
- Early Garden

Roof

Openings

Decoration

Finish

Stylistic Character

Present Threats

- Human; mining
- Human; visitor erosion
- Human; vandalism
- Human; development
- Human; conservation/maintenance
- Human; stock
- Natural Forces; erosion
- Natural Forces; vegetation
- Not threatened

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	27	Flinders Parade	Barwon Heads	3227
	Site Name		House	
Description				
<p>The site at 27 Flinders Parade has visual connections with the tea-tree reserve on the east side of the street, Norfolk pine trees to the north, and with significant focii: the Barwon River (to the east), jetties and former Fishermens' Co-operative Sheds (to the south), Barwon Heads Park (to the south), and the Barwon Heads bridge (to the south-east). This house has a sizeable front setback and very narrow side setbacks, with a rear driveway. These setbacks are shown on the 1975 BHSA Plan of Drainage.⁶ The front is bound by a sympathetic, introduced, ripple iron fence with timber fretwork capping, approximately 1500mm high.</p> <p>The asymmetrical, single storey, cement sheet? transitional Federation / interwar Bungalow styled house is characterised by a major, broken-back and recessed gable roof that traverses the site, together with a corner turret that penetrates this roof and a minor gable roof that projects towards the street frontage. These roof forms appear to be clad in corrugated colorbond. An early chimney adorns the roofline. Wide overhangs are a feature of the eaves. The early timber framed windows are arranged as a horizontal bank under the projecting gable and consist of a large central fixed light with flanking double hung windows that have additional transoms. The early timber framed windows under the verandah form a bay (as part of the turret) and are three-paned and possibly pivoted, while the upper timber framed pivot windows of the turret seem to be replacements. The timber and glazed front doors may also be early. The verandah is supported by worked square posts.</p> <p>Early decorative features of the design include the wall and gable battening, and possibly the weather vane at the apex of the turret.</p>				
History				
<p>The site at 27 Flinders Parade originally formed part of the Crown Grant first owned by Alexander Cameron McDonald from 28 January, 1865.¹ From 1887 the land formed part of the Flinders Estate² and by 1901 it was owned by R. Robinson as lot 3.³ Robinson appears to have built a house on the neighbouring lot 4 soon after, which he named "Kaitco"?.⁴ This house was sold to Mrs Edith Harriett Roadknight in about 1909.⁵ Part of lot 3 was purchased by Harry Turner in c.1911 and by 1912 this house had been constructed on the site.⁵ W B McCann purchased the property in 1923 and sold it to J. E. Glover in 1972.^{6,7}</p>				
Heritage Precinct: Significant Urban Character Features visually connected to this place <i>(this section is only applicable to places in precincts)</i>				
			Precinct Name <input style="width: 100px;" type="text" value="Flinders"/>	
Neighbouring Buildings	<input checked="" type="checkbox"/> Similar Types <input checked="" type="checkbox"/> Appropriate Bulk/Form <input type="checkbox"/> Similar Styles <input checked="" type="checkbox"/> Appropriate Architectural Detailing <input type="checkbox"/> Similar Construction Dates <input checked="" type="checkbox"/> Appropriate Materials & Finishes <input checked="" type="checkbox"/> Appropriate Set Backs <input type="checkbox"/> Appropriate Fence Designs & Locations			
	Urban Design	<input checked="" type="checkbox"/> Significant Historical Development <input type="checkbox"/> Original Paving <input checked="" type="checkbox"/> Significant Urban Focii <input checked="" type="checkbox"/> Appropriate Allotment Sizes <input checked="" type="checkbox"/> Significant Views <input type="checkbox"/> Appropriate Street Furniture <input checked="" type="checkbox"/> Original Kerbing		
Landscaping	<input checked="" type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input checked="" type="checkbox"/> Nature Strips			

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GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	27	Flinders Parade	Barwon Heads	3227
	Site Name		House	

Comparative Listings

Statement of Cultural Significance

The house at 27 Flinders Parade is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of a transitional Federation / interwar Bungalow style. These qualities include the major, broken-back and recessed gable roof that traverses the site, together with a corner turret that penetrates this roof and a minor gable roof that projects towards the street frontage. Other intact qualities include the cement sheet wall cladding, chimney, wide eaves, timber framed windows arranged as a horizontal bank under the projecting gable consisting of a large central fixed light with flanking double hung windows that have additional transoms, timber framed windows under the verandah forming a bay (as part of the turret) and have three-panes, timber and glazed front doors, verandah posts, wall and gable battening, and the weather vane.

The house at 27 Flinders Parade is *historically* significant at a **LOCAL** level. It is associated with the Flinders Estate subdivisions of 1887 and c.1909.

Overall, the house at 27 Flinders Parade is of **LOCAL** significance.

References

1. See Heritage Victoria file no. 605113.
2. 'Plan of the Flinders Estate, Barwon Heads', 1887, Geelong Historical Records Centre.
3. Barwon Heads Estate Company plan, 26 December, 1901, Geelong Historical Records Centre.
4. Flinders Estate subdivision plan, c.1909, Geelong Historical Records Centre.
5. Shire of South Barwon Rate Books, 1891, 1904-05, 1908-09, 1911-12, 1912-13, 1914-15, 1915-16.
6. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1975, Barwon Water Profis system.
7. Information provided verbally to City of Greater Geelong by owner in 2001.

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